



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

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*Ned Keefe, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Craig Steele, Associate*  
*Brian Hatleberg, Associate*

**MEETING SUMMARY**  
**FOR**  
**PUBLIC HEARING HELD ON JANUARY 11, 2005**

- 2004 – 39      241 – 265 Broadway / Till, Inc.**  
For a Special Permit seeking approval to renovate and expand three existing non-conforming structures on a single lot as a mixed use development consisting of a commercial use and twenty-three (23) apartment units with seventeen (17) off-street parking spaces and no loading spaces, and for a Variance from the Dimensional Regulations set forth in the Zoning Ordinance.  
**Continued to 2/8/05**
- 2004 – 40      583 Broadway / Chelsea Neighborhood Housing**  
For a Special Permit seeking approval to renovate and expand an existing two-story non-conforming structure, formerly used as a business office by an educational non-profit, into a three story residential structure containing five (5) apartment units, and for a Variance from the Dimensional Regulations set forth in the Zoning Ordinance.  
**Approved with Conditions**
- 2004 – 41      43 Louis Street / Gerald M. Sneirson**  
For a Special Permit for the establishment of a basement apartment unit thereby reclassifying the existing three story wood frame structure from a three (3) family into a four (4) family.  
**Continued to Planning Board on 1/18/05 & ZBA on 2/8/05**
- 2004 – 43      80 Pearl Street / Dominique Gutierrez**  
For a Special Permit and / or a Variance for the construction of a twenty-two (22) by nine (9) foot deck addition and Hot Tub with an approximate water capacity of two hundred ninety-five (295) gallons.  
**Continued to Planning Board on 1/18/05 & ZBA on 2/8/05**
- 2004 – 44      291 Eastern Avenue / Chelsea Creek Ltd. / Tri-State Signal Inc.**  
For an Appeal of the Building Inspector's determination for an Application for a Certificate of Occupancy seeking approval for the use of premises by Tri-State Signal, Inc. as an Electrical Contractor with storage of materials for Traffic Signal Installations including cables, signals, poles, etc. stored inside and approximately 40 vehicles operating from the site, and in the absence of an affirmative finding – concurrent consideration for a Special Permit, if and to the degree one is necessary.  
**Determination upheld**
- 2004 – 45      180 Everett Avenue / Dryco Cleaners / Washington Park Florist**  
For a Special Permit to allow for a Change in Use from Washington Park Florist, to a Dry Cleaning Plant d/b/a Dryco Cleaners.  
**Continued to Planning Board on 1/18/05 & ZBA on 2/8/05**
- 2004 – 01      141-145 Washington Avenue (Continued to 1/24/05)**  
**Penn Properties LLC / Paul McMann, Manager**  
Modification to the approved project, Case No. 2004-01, where the permit holder is seeking to alter the approved plan to reuse the existing building, and instead proposes to demolish and construct a new building on the same foundation with similar dimensions.

For additional details or a copy of the full Decision, please call Helen Ramirez @ 617-889-8233.